

1 Introduced by the Land Use and Zoning Committee:  
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4 **ORDINANCE 2020-7**

5 AN ORDINANCE REZONING APPROXIMATELY 0.35± OF AN  
6 ACRE LOCATED IN COUNCIL DISTRICT 5 AT 0 STETSON  
7 ROAD AND 4840 STETSON ROAD, BETWEEN FLANDERS  
8 ROAD AND STANFORD ROAD NORTH (R.E. NOS. 147253-  
9 0000 AND 147253-0010), OWNED BY STEPHEN W.  
10 ALLRED, AS DESCRIBED HEREIN, FROM RESIDENTIAL  
11 LOW DENSITY-60 (RLD-60) DISTRICT TO INDUSTRIAL  
12 BUSINESS PARK (IBP) DISTRICT, AS DEFINED AND  
13 CLASSIFIED UNDER THE ZONING CODE, PURSUANT TO  
14 FUTURE LAND USE MAP SERIES (FLUMS) SMALL-SCALE  
15 AMENDMENT APPLICATION NUMBER L-5413-19C;  
16 PROVIDING A DISCLAIMER THAT THE REZONING  
17 GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN  
18 EXEMPTION FROM ANY OTHER APPLICABLE LAWS;  
19 PROVIDING AN EFFECTIVE DATE.  
20

21 **WHEREAS**, the City of Jacksonville adopted a Small-Scale  
22 Amendment to the *2030 Comprehensive Plan* for the purpose of  
23 revising portions of the Future Land Use Map series (FLUMs) in  
24 order to ensure the accuracy and internal consistency of the plan,  
25 pursuant to application L-5413-19C and companion land use Ordinance  
26 2020-6; and

27 **WHEREAS**, in order to ensure consistency of zoning district  
28 with the *2030 Comprehensive Plan* and the adopted companion Small-  
29 Scale Amendment L-5413-19C, an application to rezone and reclassify  
30 from Residential Low Density-60 (RLD-60) District to Industrial  
31 Business Park (IBP) District was filed by Cyndy Trimmer, Esq., on

1 behalf of the owner of approximately 0.35± of an acre of certain  
2 real property in Council District 5, as more particularly described  
3 in Section 1; and

4 **WHEREAS**, the Planning and Development Department, in order to  
5 ensure consistency of this zoning district with the *2030*  
6 *Comprehensive Plan*, has considered the rezoning and has rendered an  
7 advisory opinion; and

8 **WHEREAS**, the Planning Commission has considered the  
9 application and has rendered an advisory opinion; and

10 **WHEREAS**, the Land Use and Zoning (LUZ) Committee, after due  
11 notice, held a public hearing and made its recommendation to the  
12 Council; and

13 **WHEREAS**, the City Council, after due notice, held a public  
14 hearing, and taking into consideration the above recommendations as  
15 well as all oral and written comments received during the public  
16 hearings, the Council finds that such rezoning is consistent with  
17 the *2030 Comprehensive Plan* adopted under the comprehensive  
18 planning ordinance for future development of the City of  
19 Jacksonville; now, therefore

20 **BE IT ORDAINED** by the Council of the City of Jacksonville:

21 **Section 1. Subject Property Location and Description.** The  
22 approximately 0.35± of an acre (R.E. Nos. 147253-0000 and 147253-  
23 0010) is located in Council District 5, at 0 Stetson Road and 4840  
24 Stetson Road, between Flanders Road and Stanford Road North, as  
25 more particularly described in **Exhibit 1**, dated October 17, 2019,  
26 and graphically depicted in **Exhibit 2**, both of which are **attached**  
27 **hereto** and incorporated herein by this reference (Subject  
28 Property).

29 **Section 2. Owner and Applicant Description.** The Subject  
30 Property is owned by Stephen W. Allred. The applicant is Cyndy  
31 Trimmer, Esq., One Independent Drive, Suite 1200, Jacksonville,

1 Florida 32202; (904) 807-0185.

2       **Section 3. Property Rezoned.**       The Subject Property,  
3 pursuant to adopted companion Small-Scale Amendment Application L-  
4 5413-19C, is hereby rezoned and reclassified from Residential Low  
5 Density-60 (RLD-60) District to Industrial Business Park (IBP)  
6 District.

7       **Section 4. Contingency.**       This rezoning shall not become  
8 effective until 31 days after adoption of the companion Small-Scale  
9 Amendment; and further provided that if the companion Small-Scale  
10 Amendment is challenged by the state land planning agency, this  
11 rezoning shall not become effective until the state land planning  
12 agency or the Administration Commission issues a final order  
13 determining the companion Small-Scale Amendment is in compliance  
14 with Chapter 163, *Florida Statutes*.

15       **Section 5. Disclaimer.**       The rezoning granted herein  
16 shall not be construed as an exemption from any other applicable  
17 local, state, or federal laws, regulations, requirements, permits  
18 or approvals. All other applicable local, state or federal permits  
19 or approvals shall be obtained before commencement of the  
20 development or use and issuance of this rezoning is based upon  
21 acknowledgement, representation and confirmation made by the  
22 applicant(s), owner(s), developer(s) and/or any authorized agent(s)  
23 or designee(s) that the subject business, development and/or use  
24 will be operated in strict compliance with all laws. Issuance of  
25 this rezoning does not approve, promote or condone any practice or  
26 act that is prohibited or restricted by any federal, state or local  
27 laws.

28       **Section 6. Effective Date.**       The enactment of this  
29 Ordinance shall be deemed to constitute a quasi-judicial action of  
30 the City Council and shall become effective upon signature by the  
31 Council President and the Council Secretary.

1 Form Approved:

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3 /s/ Shannon K. Eller

4 Office of General Counsel

5 Legislation Prepared By: Connor Corrigan

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